

11.3 SPECIAL CHARACTER ZONE – HAWKE’S BAY REGIONAL SPORTS PARK

11.3.1 INTRODUCTION

The availability of sports and recreation activities and facilities is important for the maintenance and enhancement of the environment and the character and amenity of the District, while it also provides for the community’s social, cultural and economic wellbeing.

It has become increasingly apparent that there is a need to consolidate the district’s fragmented sports and recreation facilities into a consolidated facility to allow for a multi-use and multi sport environment. Council strategies envisage a high quality multiple sport and recreation facility that would increase the future potential of all sports and recreation activities that locate there.

This Special Purpose Zone allows for the establishment of a comprehensively planned regional sports and recreation facility with athletics track (and internal field), grandstand, indoor cycling velodrome, a central social, sports and administration facility, indoor and outdoor sports courts, playing fields along with associated facilities including ancillary structures such as changing rooms and toilets, internal roading, car parking, swales, rain gardens, earth bunding (for wind protection and amenity) and stormwater detention areas. The facility will have the potential to include other facilities and sports uses in the future as required (e.g. a swimming pool). Other associated activities that may be included are: limited retail uses, a sports medicine facility, physiotherapy, high performance areas, function rooms, food and beverage outlets and office facilities for sports codes, clubs and sports bodies. A key feature of the site is that it will provide for a range of passive recreation opportunities and will be appropriately landscaped with generous buffers around the site perimeter.

Importantly, the regional sports and recreation facility will be a focus for sport and other forms of recreation within the region and will, in time, provide opportunities for local, regional and national sporting events and other activities. It will complement other significant sports and recreation facilities within the region providing opportunities to partner with Napier City Council and to co-host large events from a powerful regional facility base.

A sports and recreation facility of this nature is capable of generating adverse effects on the environment and amenity of the surrounding area. The implementation of various controls will reinforce the structure of the zone and assist in limiting these effects so that there is no significant detracting from the amenities of the surrounding area. In particular, standards for built structures (location, including setbacks, and height), maximum impervious area and associated stormwater management, landscaping, lighting and glare controls, will ensure any potential or adverse effects are managed provided that Performance Standards are met. In addition standards for earthworks, noise associated with motorised activities and amplified music, and advertising are included.

11.3.2 RESOURCE MANAGEMENT ISSUES

- **Well planned, comprehensive sports and recreation facilities and activities contribute to the social, cultural and economic wellbeing of the District’s communities**

A wide range of active and passive sports and recreation facilities and activities are required to meet the needs of the community. It is widely accepted that these should be well planned and provided in a comprehensive manner to minimise the impacts on the local land resource, to ensure any effects can be managed appropriately and to provide certainty for the community in terms of the sports and recreation activities that locate there. These sports and recreation facilities and activities are important to maintain and enhance the amenity values and recreational opportunities of the District and Region, enabling people to provide for their social, cultural and economic wellbeing.

- **The need to manage effects of the sports and recreation activities and facilities development and operation on the amenity of adjoining neighbours and surrounding areas**

A well planned, comprehensive sports and recreation facility and associated activities has significant benefits for the wider community, and enables a number of facilities and activities to be located within a defined area ensuring the sustainable use of the land resource. The potential exists however, for sports and recreation facilities and activities to have effects on the surrounding environment, including adjoining Plains zone activities and associated residential activities. While the activities proposed are contemplated in all existing zones within the District Plan (via Section 13.5), a sports and recreation facility of the nature envisaged will result in a heightened scale and intensity of development and use. This potentially has implications for surrounding landuses. Potential adverse effects include, the impacts of vehicular movement on traffic and pedestrian safety and local amenity, stormwater, noise from motorised activities and amplified music, glare from lighting associated with the activities, and adverse effects on the amenities and use (interface conflicts) of surrounding areas through the inappropriate scale or nature of activities.

11.3.3 OBJECTIVES

- ***RSPO1 To enable the establishment and operation of a multi-functional regional sports and recreation park facility to occur in a comprehensively planned manner that appropriately avoids, remedies, or mitigates adverse effects on the amenities and environment of the surrounding area.***

11.3.4 POLICIES

- **RSPP1 Provide for the establishment of a comprehensive multi functional sports and recreational facility that will allow for a wide range of sports and recreation activities to be undertaken.**

Explanation

The District Plan will allow for the establishment of a wide range of sports and recreation activities within a well defined and comprehensively planned multi-functional sports and recreation facility. This policy recognises the specific role this zone has and the need to provide for a range of activities and associated activities which contribute to the sports and recreation value of the community. The zone provides suitable flexibility so as to respond to changes in sports and recreation trends.

- **RSPP2 Provide for flexibility in the location, style and design of sports and recreation activities within the zone and defined precinct areas and by adopting appropriate development controls so that effects can be managed.**

Explanation

The District Plan allows and encourages flexibility in the design and style of the sports and recreation activities locating within the zone in order to meet the functional and operational aspects of the facility while also creating interest and diversity. The District Plan does contain performance standards to ensure that the sports and recreation activities are appropriate and do not detract from local amenity or cause a nuisance to neighbours, traffic, pedestrians or other activities.

- **RSPP3 Provide for recreation related commercial activities that support the functioning of the regional sports and recreation facility within defined precinct areas.**

Explanation

To ensure that the regional sports and recreation facility can sustain itself, this policy recognises the importance of accommodating a limited amount of commercial recreation activity within defined areas which are directly associated with the primary activity, being sports and recreation. The District Plan seeks to manage the amount of commercial recreation activity through the use of General Performance Standards and Terms so as to not exacerbate potential adverse effects associated with commercial activities or to detract from the City's core Commercial zones.

- **RSPP4 Promote sustainable transport options through the provision of sufficient on-site car and bus parking and internal pedestrian and cycle linkages in a manner that is appropriate to the type of comprehensive sports and recreation facility to be developed.**

Explanation

The regional sports and recreation facility will generate and attract vehicle trips and on-site parking is therefore important to provide accessibility for people to and from the sites. It is acknowledged that different sports and recreation activities within the zone have varying parking requirements and associated peak demand periods.

Provision of bus parking for major events will enable large groups of people to be transported to the site in a sustainable way. Internal pedestrian and cycle linkages should be provided linking with surrounding developments and areas of interest to promote these modes as a way to get to the regional sports and recreation facility and as a way to promote health and fitness. The District Plan seeks to manage car parking through car and bus parking standards specific to the zone which will ensure adverse effects are avoided, remedied or mitigated.

- **RSPP5 To restrict the amount of light spillage from artificial lighting on to adjoining land where the artificial lighting extends the operation of the sports and recreation facility into night-time hours.**

Explanation

The nature of sports and recreation facilities means that track, court and field lighting is fundamental to the ongoing operation of the facility. Lighting will be designed and managed to comply with District Plan standards to avoid, remedy or mitigate potential adverse effects associated with light spill and glare on the environment.

- **RSPP6 To restrict noise levels associated with motorised activities and/or amplified music.**

Explanation

The operation of certain activities within a sports and recreation facility will invariably create noise and this can have an impact on surrounding landuses. Despite the exemption contained at Section 14.2 relating to noise associated with recreation activities, it is recognised that some sports, recreation and leisure activities involving motorised activities and/or amplified music occurring periodically or infrequently can create adverse effects. The District Plan contains performance standards to ensure appropriate noise levels are maintained.

- **RSPP7 Provide for infrastructural requirements that avoid, remedy or mitigate adverse effects on the environment in an efficient manner.**

Explanation

The development of a sports and recreation facility will require appropriate infrastructural servicing. Provision of on-site stormwater disposal and reticulated servicing for water supply and sewage disposal is identified as an appropriate solution within the zone to avoid, remedy or mitigate potential adverse effects on the environment.

- **RSPP8 Provide for a pleasant, attractive and safe environment for people using, visiting or working within the regional sports and recreation facility and for those living or working in close proximity to the regional sports and recreation facility.**

Explanation

Use of boundary setbacks and associated landscaping is an effective mechanism to reduce interface issues with adjacent zones and land uses. This is important, especially when the zone is surrounded by rural land uses. Setbacks are provided to assist in limiting any potential impacts associated with the primary sports and recreation activities on site and on potential cross boundary conflicts that may arise. Landscaping of setbacks and pedestrian areas within the regional sports and recreation facility provides for a pleasant and attractive environment for people using, visiting or working there as well as those living in close proximity to it. Landscape design and planting should occur in a way that enhances personal safety, does not impede the predominant function of the zone and enhances overall visual amenity.

- **RSPP9 Provide for the comprehensive development of sports and recreation activities within the zone in a way that encourages retaining and the appropriate utilisation of versatile soils resource.**

Explanation

While the prime role of the zone is to provide for the functional and operational aspects of the sports and recreation facility, the zone's performance standards contain provisions including an impermeable coverage standard that are intended to ensure that versatile soils are retained on the land, and where practicable are utilised.

11.3.5 METHODS

The Objectives and Policies will be implemented through the following methods.

- **Hastings District Plan**
Through the establishment of an appropriate zone with Concept Plan and associated rules and standards which allow a range of activities within the Special Purpose Zone: Regional Sports Park provided that Performance Standards are met. Other relevant documents outside of the District Plan include:
- **Overall Site Plan (Comprehensive Development Concept)**
- **Hastings District Reserves Development Strategy**
- **Hastings District Recreation Plan**
- **Hastings District Long Term Council Community Plan**
- **Hastings District Council Annual Plan**

11.3.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific environmental outcomes will be achieved.

- **A regional sports and recreation facility that is comprehensively planned and multi-functional.**
- **Provision of a regional sport and recreation facility that meets the sporting and recreational needs of the community.**

- **Avoidance or mitigation of potential adverse effects upon the environment, neighbouring activities and upon the amenity of the surrounding area arising from the establishment and operation of a comprehensively planned regional sports and recreation facility.**

11.3.7 RULES

The activity status and Performance standard requirements provided for in the rules of this Zone may be modified by the specific provisions of individual Resource Management Units. It will be necessary to check first whether the activity is located within the RMU. Any activity must first comply with the RMU provisions, before applying the following Rules.

The Rules (and associated General Performance Standards and Terms) contained within this chapter take precedence over rules contained within Chapter 13.5 - Community Facilities, Recreation and Marae District Wide Activity.

11.3.7.1 PERMITTED ACTIVITIES

11.3.7.1.1 PERMITTED ACTIVITIES (SITE WIDE)

The following activities shall be Permitted anywhere within the regional sport and recreational facility, provided that they comply with the General Performance Standards and Terms in Section 11.3.8.

- RECREATION ACTIVITY EXCLUDING THOSE ACTIVITIES SPECIFICALLY PROVIDED FOR AS A PERMITTED OR CONTROLLED ACTIVITY IN PRECINCT A, PRECINCT B OR PRECINCT C
- INSTALLATION AND USE OF FLOODLIGHTING TOWERS, LIGHTING POLES AND LIGHTING
- TEMPORARY STRUCTURES INCLUDING: PAVILIONS, GRANDSTANDS, TENTS, KOISKS AND REFRESHMENT FACILITIES (FOR SPORTS AND RECREATION EVENTS NOT EXTENDING BEYOND SEVEN DAYS)

11.3.7.1.2 PERMITTED ACTIVITIES – PRECINCT A (ATHLETICS PRECINCT)

- ALL WEATHER ATHLETICS TRACK

11.3.7.1.3 PERMITTED ACTIVITIES – PRECINCT B (GRANDSTAND PRECINCT)

- OFFICES THAT OCCUR WITHIN THE GRANDSTAND STRUCTURE FOR USE BY SPORTS AND RECREATION CLUBS AND ORGANISATIONS

11.3.7.1.4 PERMITTED ACTIVITIES – PRECINCT C (BUILT FACILITIES PRECINCT)

- INDOOR RECREATION ACTIVITIES
- COMMERCIAL RECREATION ACTIVITIES
- OFFICES WITHIN THE CENTRAL SPORTS AND RECREATION FACILITIES BUILDINGS OR VELODROME USED FOR THE MANAGEMENT OF THE REGIONAL SPORTS AND RECREATION FACILITY OR FOR USE BY SPORTS AND RECREATION CLUBS AND ORGANISATIONS OR FOR SPORTS AND RECREATION EDUCATION AND TRAINING

- d) CLUBROOM ACTIVITIES WITHIN THE CENTRAL SPORTS AND RECREATION FACILITIES BUILDINGS
- e) CONFERENCES, PUBLIC MEETINGS AND PUBLIC OR PRIVATE FUNCTIONS.

11.3.7.2 CONTROLLED ACTIVITIES

11.3.7.2.1 CONTROLLED ACTIVITIES (SITE WIDE)

- (a) The following activities shall be Generally Controlled within the regional sport and recreation facility, provided that they comply with the General Performance Standards and Terms in Section 11.3.8.
- TEMPORARY PARKING OUTSIDE OF THE FORMED CARPARKING AREAS (FOR SPORTS AND RECREATION EVENTS)
- (b) Applications for Controlled Activities will be considered without: notification, service of notice or the need to obtain the written approval of affected parties. Conditions may be imposed in relation to matters over which control will be exercised, identified in the Assessment Criteria in Section 11.3.9 of the Plan.

11.3.7.2.2 CONTROLLED ACTIVITIES - PRECINCT B (GRANDSTAND PRECINCT)

- (a) The following activities shall be Controlled within Precinct B of the regional sport and recreation facility, provided that they comply with the General Performance Standards and Terms in Section 11.3.8.
- COVERED GRANDSTAND
- (b) Applications for Controlled Activities will be considered without: notification, service of notice or the need to obtain the written approval of affected parties. Conditions may be imposed in relation to matters over which control will be exercised, identified in the Assessment Criteria in Section 11.3.9 of the Plan.

11.3.7.2.3 CONTROLLED ACTIVITIES - PRECINCT C (BUILT FACILITIES PRECINCT)

- (a) The following activities shall be Controlled within Precinct C of the regional sport and recreation facility, provided that they comply with the General Performance Standards and Terms in Section 11.3.8.
- CENTRAL SPORTS AND RECREATION FACILITIES BUILDINGS
 - VELODROME
 - SWIMMING POOL
- (b) Applications for Controlled Activities will be considered without: notification, service of notice or the need to obtain the written approval of affected parties. Conditions may be imposed in relation to matters over which control will be exercised, identified in the Assessment Criteria in Section 11.3.9 of the Plan.

11.3.7.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council shall restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General Performance Standards

and Terms in Section 11.3.8 which it fails to meet and the ability of the activity to meet the remaining General Performance Standards and Terms in Section 11.3.8.

- ANY PERMITTED ACTIVITIES OR CONTROLLED ACTIVITIES THAT DO NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS IN SECTIONS 11.3.8.
- (b) Applications for Restricted Discretionary Activities may at the discretion of Council be considered without the need to obtain the written approval of affected persons or service of notice and may be considered without notification. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 11.3.10 of the Plan that Council has restricted its discretion over.

11.3.7.4 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, OR RESTRICTED DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.

11.3.8 GENERAL PERFORMANCE STANDARDS AND TERMS

The following General Performance Standards and Terms shall apply to all Permitted and Controlled Activities.

11.3.8.1 YARDS

The following building setback distances are required:

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| <p>(1) A building setback distance of 7.5 metres is required on all site boundaries. This yard space shall be landscaped for 25 percent of its area and the landscaping will be maintained.</p> | <p><u>Outcome</u>
An open, green space buffer will be provided which reduces the potential for cross boundary conflict, maintains on-site amenity and a high degree of amenity for adjoining sites and the wider neighbourhood.</p> |
| <p>(2) A minimum building setback distance of 25 metres is required on all boundaries with Lot 2 DP 306 848. The area shall be landscaped for 25 percent of its area and the landscaping will be maintained</p> | |

11.3.8.2 OPEN SPACE AND LANDSCAPED AMENITY AREAS

A minimum area of 30,000 square metres of the overall site shall be set aside as open space and landscaped amenity areas capable of being used for informal recreation and as generally identified on the Concept Plan located in Appendix 11.3-1. These areas will be developed alongside facilities, noted below, and within defined precincts as follows:

- Precinct A (All Weather Athletics Track): minimum of 5,000 square metres
- Precinct B (Grandstand): 5,000 square metres
- Precinct C (Built Facilities – Central Sports and Recreation Facilities Building): minimum of 10,000 square metres
- Precinct C (Built Facilities – Velodrome):

Outcome

Open, green space buffers will be provided at key locations which serve to maintain on-site amenity and provide a high degree of amenity internally, for adjoining sites and the wider neighbourhood.

minimum of 10,000 square metres

11.3.8.3 STORMWATER RETENTION AREAS

On-site stormwater attenuation and treatment shall be carried out in areas generally identified on the Concept Plan located in Appendix 11.3-1 and generally in accordance with the methodology standard defined within the Hawke's Bay Regional Sports Park Stormwater Management Report, dated August 2007, prepared by Environmental Management Services Limited.

Outcome

The collection and disposal of stormwater from the site will be provided in a manner that avoids significant adverse effects on the environment, including the inundation of land and on overland flow paths.

11.3.8.4 MAXIMUM IMPERVIOUS SURFACE

The maximum impervious area shall be 33% of total Concept Plan site area.

Outcome

Allow for the development of primary facilities and ancillary buildings, enabling an efficient use of the site, while retaining the open character of the zone, retaining and, where practicable, utilizing the existing versatile soils resource, and ensuring management of stormwater runoff from the site.

11.3.8.5 MAXIMUM HEIGHT

The following maximum heights shall apply:

Outcome

(1) BUILDINGS

The maximum height of buildings (excluding lighting towers/poles) shall be:

- Precinct A: 5 metres
- Precinct B: 16 metres
- Precinct C: 16 metres

The amenity of surrounding areas will be maintained by limiting the height of certain buildings and structures.

(2) LIGHTING TOWERS/POLES

The maximum height of lighting towers/poles associated with the following activities shall be:

- Precinct A (All Weather Athletics Track): 42 metres
- Site Wide (Sports Fields): 20 metres
- Site Wide (Netball Courts): 12 metres
- Site Wide (Tennis Courts): 10 metres
- Site Wide (General path and road lighting): 7 metres

(3) ANCILLARY BUILDINGS

The maximum height of ancillary or accessory buildings shall be 10 metres.

(4) FENCING

The maximum height of fencing shall be 2 metres.

11.3.8.6 MAXIMUM SEATING CAPACITY

The following seating maximum capacity limits will apply to the following buildings and structures:

- Precinct B (Grandstand): 2,500 seats
- Precinct C (Velodrome): 1,000 seats

Outcome

The amenity of surrounding areas will be maintained by limiting the capacity of certain buildings and structures.

11.3.8.7 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

11.3.8.8 ACCESS

- (1) Permanent access to the sport and recreation facility shall be limited to Percival Road only. A maximum of two access and egress points shall be provided.

Outcome

Traffic entering and leaving the sports and recreation facility will be managed so that adverse effects resulting from queuing and manoeuvring are minimized and safety is maintained.

11.3.8.9 NOISE

Activities shall comply with the relevant provisions of Section 14.2 of the District Plan on Noise.

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

NOTE: There are exemptions and/or Specific Standards provided under Section 14.2 of the District Plan relating to both Noise associated with recreation activities (District Wide exemption from zone noise limits) and Noise for activities involving motorised activities and/or amplified music within the Special Purpose Zone: Regional Sports Park (exemption from zone noise limits subject to a specific standard).

11.3.8.10 LIGHTING AND GLARE

All external lighting shall be shaded or directed away from any adjoining or adjacent sites or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome

Adjoining sites will not be adversely affected by light or glare from adjacent activities. The safety of roads will be maintained by preventing glare and light spill affecting them.

11.3.8.11 ADVERTISING AND SIGNS

Activities shall comply with the provisions of Section 13.7 of the District Plan on advertising and Signs District Wide Activity.

Outcome

The outcomes of Section 13.7 of the District Plan on advertising and Signs District Wide Activity will be achieved.

11.3.8.12 COMMERCIAL RECREATION ACTIVITIES

The following activity threshold limits shall apply to specific activities. These activities can be carried out singularly or in combination on one site, until the maximum floor area has been reached

Outcome

Commercial Recreation Activities which have a direct relationship with the primary site use (being sports and recreation) will have the opportunity to establish. The Commercial Recreation Activities will be of a scale and nature which limit the potential for adverse impacts and are compatible with the intent of the Special Purpose Zone: Regional Sports Park.

Activity	Threshold Measure	Gross Floor Area Limit
Fitness Centre, Sports Medicine, Physiotherapist, Commercial Medicine, Clubroom and Social Area serving Food and Non-Alcoholic and Alcoholic Beverages, and Crèche	Maximum Gross Floor Area	2,550m ²
Commercial Café serving Food and Non-Alcoholic Beverages		250m ²
Sports and Recreation Retail		200m ²
Total	Maximum Total Gross Floor Area	3,000m ²

11.3.8.13 OFFICE ACTIVITIES

The following activity threshold limit shall apply.

Outcome

Office Activities which have a direct relationship with the primary site use (being sports and recreation) will have the opportunity to establish. The Office Activities will be of a scale and nature which limit the potential for adverse impacts and are compatible with the intent of the Special Purpose Zone: Regional Sports Park.

Activity	Threshold Measure	Combined Gross Floor Area Limit
Office	Combined Maximum Gross Floor Area	1,000m ²

11.3.8.14 EDUCATION AND HIGH PERFORMANCE ACTIVITIES

The following activity threshold limits shall apply. These activities can be carried out singularly or in combination on one site, until the cumulative limit per site has been reached.

Outcome

Education and High Performance Activities which have a direct relationship with the primary site use (being sports and recreation) will have the opportunity to establish. The Education and High Performance Activities will be of a scale and nature which limit the potential for adverse impacts and are compatible with the intent of the Special Purpose Zone: Regional Sports Park.

Activity	Threshold Measure	Combined Gross Floor Area Limit
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Sports Science and High Performance Training Areas	Combined Maximum Gross Floor Area	600m ²
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11.3.8.15 HOURS OF OPERATION

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| (1) | Activities utilising the athletics track, court or sports field lighting for the purposes of training or events shall be restricted to the hours of between 9.00am and 11.00pm | Outcome
The amenity of adjoining sites and zones shall be protected. |
| (2) | Outdoor training activities shall be carried out between 5.00am and 11.00pm | |
| (3) | Activities occurring indoors (including associated vehicular access and egress and loading and unloading) can be carried out 24 hours a day | |

11.3.9 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

Explanation of Assessment Criteria

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above.

- (i) The visual impact of any building or structure from any road or neighbouring property.
- (ii) The form and location of the building or structure relative to the wider sports and recreation facility layout.
- (iii) The architectural quality including form and proportion, construction materials, and details and proposed colour scheme.
- (iv) The landscaping provision associated with the building or structure.
- (v) Parking provision and layout associated with the building or structure.
- (vi) The development of a Traffic Management Plan to show how traffic and parking aspects will be managed for large scale events to reduce or mitigate any adverse traffic effects¹
- (vii) Location and design of advertising devices and signage, storage arrangements and visible building services such as air conditioning, generators and utility access points.
- (viii) Whether adequate on-site stormwater management (attenuation and treatment) can be provided.
- (ix) Whether the site can be adequately serviced.
- (x) Potential noise effects.

11.3.10 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY ACTIVITIES

Explanation of Assessment Criteria

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications.

¹ In particular the Traffic Management Plan should, as a minimum, consider local access matters for adjacent property owners/residents; ensure that District Arterials and Local Roads continue to function, provide for the parking and movement of buses so as to encourage this form of transport and use of public transport as an alternative means of transport, maximising pedestrian safety immediately before and after events; ensure emergency vehicle access is maintained at all times and allow the Traffic Management Plan to be reviewed on a regular basis.

(a) General

- (i) The extent to which the activity promotes the core purpose of the zone and/or helps to contribute to the effective functioning and operation of the zone.
- (ii) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (iii) Whether the activity will detrimentally affect the core purpose of the zone.

(b) Design and External Appearance

- (iv) Those assessment criteria contained within Section 11.3.9 (i – v and vii).
- (v) Whether the design of the building compromises any significant vistas.
- (vi) The extent to which large scale continuous walls can be softened through the use of architectural features including form, windows, surface treatment or landscaping to reduce the effects of building scale and bulk.

(c) Character and Intensity of Use

- (vii) The impact of the scale, character and/or intensity of the use (including noise and hours of operation) and its compatibility with surrounding activities.

(d) Landscaping

- (viii) The identification and location of the proposed plantings and the quantity of plants.
- (ix) The extent to which the landscaping plan has given consideration to any Council initiated strategies.

(e) Pedestrian and Cycle Linkages

- (x) The degree to which the development provides or promotes pedestrian and cycling linkages within the zone and between the zone and key residential areas and other key activity areas.

(f) Traffic

- (xi) The potential for the activity to generate significant traffic, parking demand, or visitor numbers.

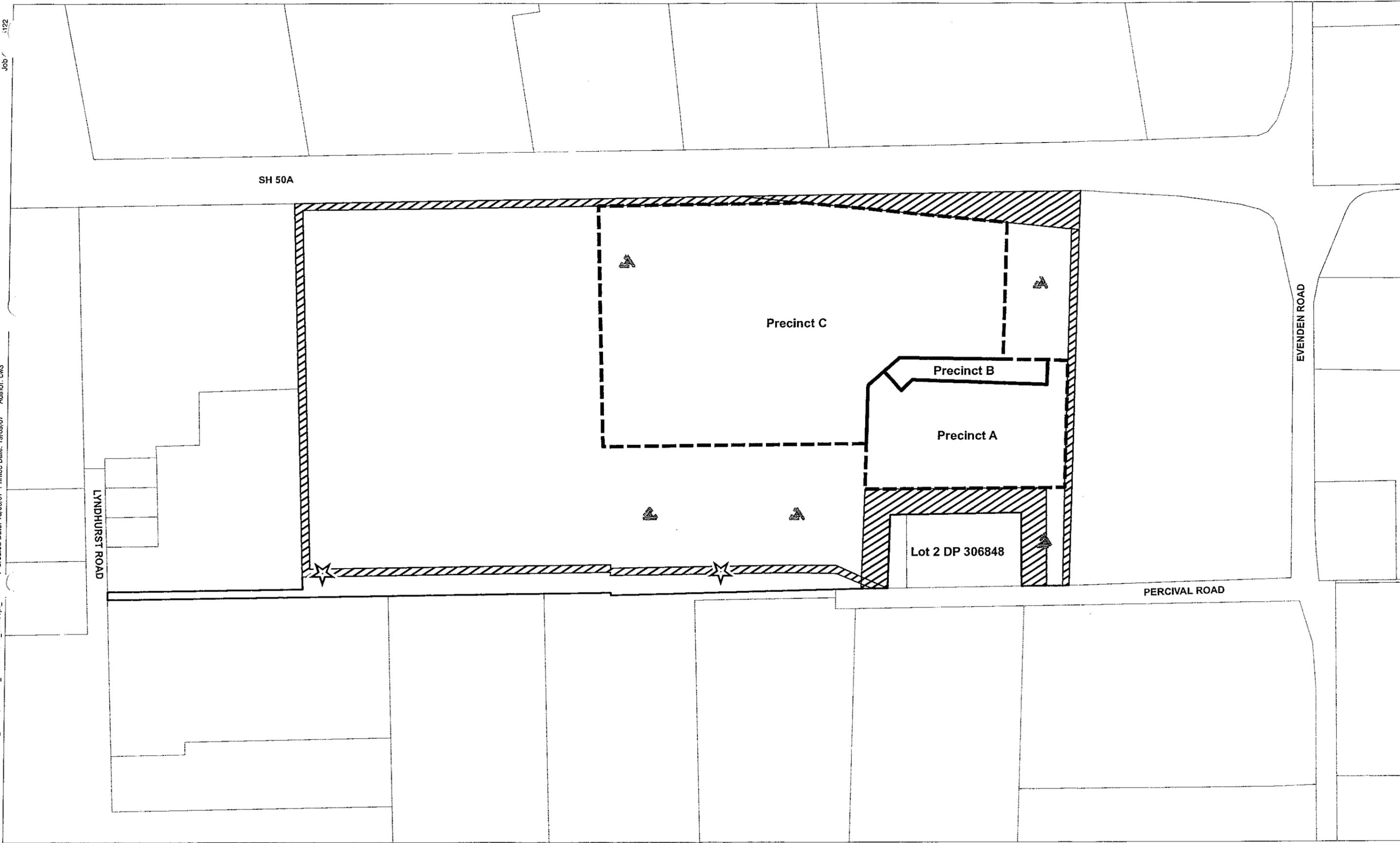
(g) Infrastructure & Servicing

- (xii) Those assessment criteria contained within Section 11.3.9 (viii - ix).

(h) Soil Resource

- (xiii) The extent to which soils are retained on the site and remain available for future use.

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Hawke's Bay Regional Sports Park

- Concept Plan -

Legend

- Entrance
- Stormwater Management Area
- Landscape Amenity Area
- Precincts
- Setback

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